



£750,000

Brooklands Avenue, Sidcup, Kent, DA15 7PF

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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This stunning six-bedroom property provides both generous and well-proportioned accommodation arranged over three floors.

A significantly larger than average six bedroom semi-detached house which benefits from a large loft conversion and a very spacious ground floor family room reception.

Providing 2149 sq. ft /200 sq.m of accommodation over three floors and modernised to a high standard, the property is situated in a very convenient and popular location a short walk (approximately 200 meters) to the sought-after Dulverton Primary School which has just received an Outstanding Ofsted report and is under one mile to Sidcup and New Eltham train stations.

Presented in good decorative condition, the property offers versatile living accommodation which comprises:: entrance hall, reception with decorative fire place, fully-equipped kitchen, toilets, dining room opening into a 24'6" family room/reception with under-floor heating and with full width panoramic sliding doors that overlook the rear garden.

On the first floor is a family bathroom, four bedrooms, three double and a single bedroom that could also be used as an office.

On the second floor is a shower room and two bedrooms, one double and one single bedroom, which have a Juliet balcony overlooking an uninterrupted view to the rear. Built-in storage cupboard and eaves storage.

There is a garage that is currently used as a utility room and store for bike. The garage has planning permission in place to convert into additional ground floor accommodation.

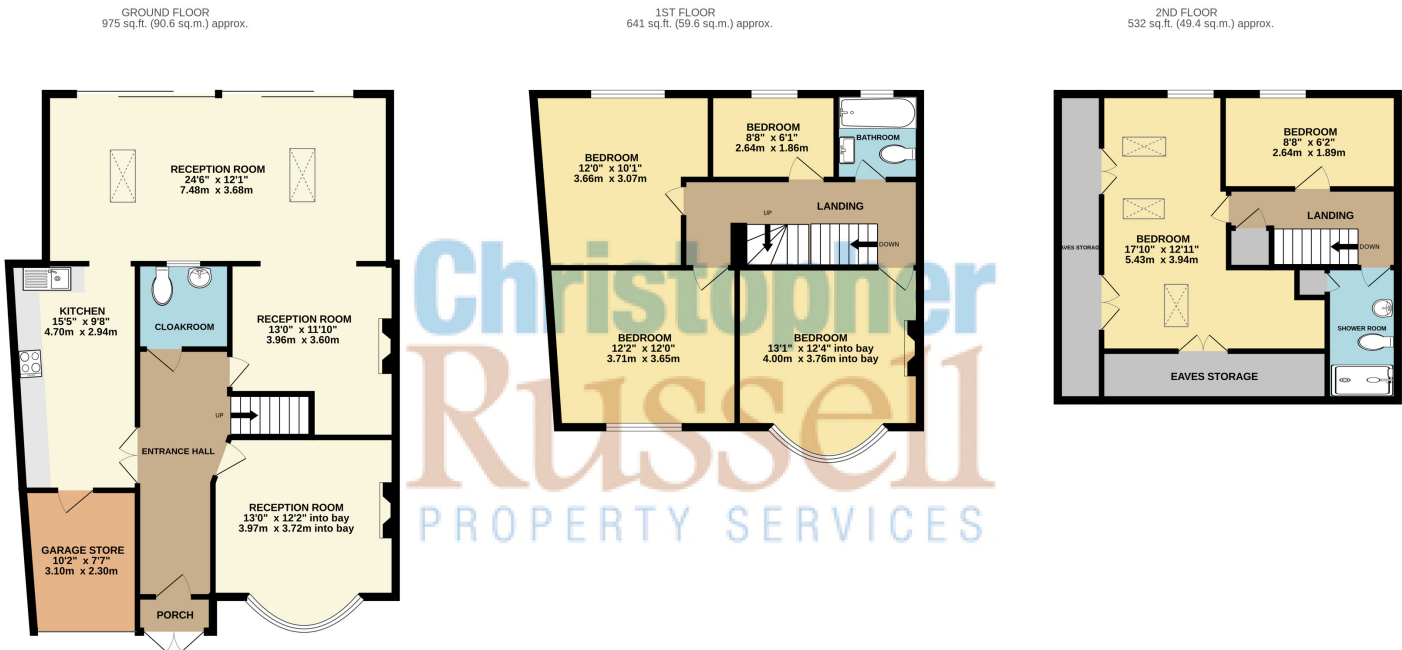
This wonderful family home has been modernised when the ground floor extension and loft conversion was carried out, therefore features a modern fitted kitchen, modern bathroom and shower room, double glazed windows and doors and gas central heating with new boiler fitted in 2024.

Outside there is off street parking on the front driveway with an electric EV charge point.

The attractive secluded 70ft rear garden is part paved and then laid to lawn and is surrounded by mature shrubs and trees. There is an outside water tap, power point and shed.

The garden backs onto the well-maintained and popular Bexley Harland Avenue Allotments, which you could access from the rear garden.

Council Tax Band E.



TOTAL FLOOR AREA: 2149 sq.ft. (199.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		